131.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,515,300 /	1,515,300
					USE VALUE:	1,515,300 /	1,515,300
					ASSESSED:	1,515,300 /	1,515,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAINES CONSTANCE
Owner 2:	JACOBS RANDALL
Owner 3:	
Street 1:	44 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAINES CONSTANCE -
Owner 2:	-
Street 1:	44 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,952 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1901, having primarily Vinyl Exterior and 3886 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9952.000	868,600		646,700	1,515,300
Total Card	0.228	868,600		646,700	1,515,300
Total Parcel	0.228	868,600		646,700	1,515,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.92 | /Parcel: 389.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 84580

GIS Ref

GIS Ref

Insp Date 04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0003-0012.0

!10268!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	868,600	0	9,952.	646,700	1,515,300	1,515,300	Year End Roll	12/18/2019
2019	104	FV	667,300	0	9,952.	682,600	1,349,900	1,349,900	Year End Roll	1/3/2019
2018	104	FV	667,300	0	9,952.	503,000	1,170,300	1,170,300	Year End Roll	12/20/2017
2017	104	FV	625,600	0	9,952.	481,400	1,107,000	1,107,000	Year End Roll	1/3/2017
2016	104	FV	625,600	0	9,952.	445,500	1,071,100	1,071,100	Year End	1/4/2016
2015	104	FV	521,200	0	9,952.	373,700	894,900	894,900	Year End Roll	12/11/2014
2014	104	FV	521,200	0	9,952.	365,000	886,200	886,200	Year End Roll	12/16/2013
2013	104	FV	542,100	0	9,952.	347,800	889,900	889,900		12/13/2012

PRINT

Date	Time
12/11/20	00:35:46

LAST REV

Date	Time
11/27/18	14:49:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAINES CONSTANC	71807-355	1	10/29/2018	Convenience	99	No	No		
DENNISON ANDREW	60604-96		11/30/2012	Estate/Div	1	No	No		
	10311-268		7/12/1963			No	No		N

USER DEFINED

Prior Id # 1:	84580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2016	2174	Manual	3,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/10/2009	Measured	163	PATRIOT
4/25/2000	Inspected	263	PATRIOT
11/4/1999	Measured	243	PATRIOT
8/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9952		Sq. Ft.	Site		0	90.	0.72	10									646,708						646,700	

Total AC/HA: 0.22847 | Total SF/SM: 9952 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 646,708 | Spl Credit | Total: 646,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.91230321
Const Adj.:	1.00289977
Adj $ / SQ:	146.392
Other Features:	146500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1067132
Depreciation:	198487
Depreciated Total:	868646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
1	5	2	
Totals			
2	15	7	

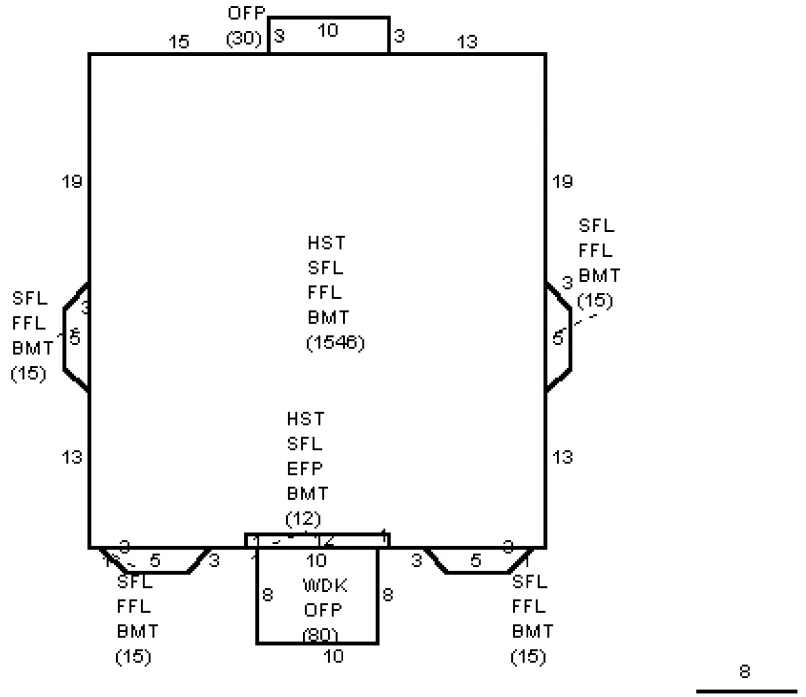
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	194.70
Special Features:	0	Val/Su Net:	149.17
Final Total:	868600	Val/Su SzAd	216.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,618	43.920	71,059
SFL	Second Floor	1,618	146.390	236,862
FFL	First Floor	1,606	146.390	235,105
HST	Half Story	779	137.610	107,197
OFP	Open Porch	110	31.590	3,475
WDK	Deck	80	16.050	1,284
EFP	Enclos Porch	12	72.810	874

Net Sketched Area:	5,823			Total:	655,856
Size Ad	4003	Gross Are	6602	FinArea	3886

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	15		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc